



2801 Kensington Avenue, Richmond, Virginia 23221; Telephone: (804) 367-2323; Fax: (804) 367-2391

PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

The Preliminary Information Form (PIF) constitutes an application for preliminary consideration of a property for eligibility for the Virginia Landmarks Register and the National Register of Historic Places. The PIF is **not** the same as a nomination to the Registers, but is a means for evaluating the **eligibility** of a property for listing. The PIF is evaluated by Department of Historic Resources (DHR) staff and the State Review Board and their recommendations regarding the property's eligibility will be provided to the property owner in writing.

Before Preparing a PIF

Contact DHR's Archivist for assistance in obtaining any information DHR may have on file about your property, such as a previous architectural survey record or eligibility evaluation. You are welcome to use this information in preparing your PIF. Contact DHR's Archivist by phone at (804) 482-6102, or by email at Quatro.Hubbard@dhr.virginia.gov.

Staff at one of DHR's three Regional offices are available to answer questions you may have as you begin preparing your PIF. Locations and contact information for each office is at http://dhr.virginia.gov/regional_offices/regional_offices.htm. (You also are welcome to ask DHR's Archivist for the contact information.)

Preparing a PIF

A PIF consists of three equally important parts:

1. **Form:** Complete the attached form to the best of your ability, using your own research about the property to be evaluated as well as any information that DHR has provided. Remember that DHR's Regional staff also are available to assist you. The form may be completed using Microsoft Word software, typed, or hand-written. If using MS Word, the PIF can be submitted via CD, email, ftp, or other file sharing means.

Your PIF will not be evaluated if it is missing any of the following information:

- Property owner's signature
 - Contact information for the person submitting the form (if different from the property owner)
 - Contact information for the City Manager or County Administrator where the property is located
2. **Photos:** Provide color photographs of your property's exterior and major interior spaces, with emphasis on architectural features instead of furnishings. Photos typically include views of the main building from all sides, as well as important ornamental and/or functional details; any outbuildings or secondary resources; and the property's general setting. Submit photo prints on 4" x 6" glossy photo paper and digital images on CD or other file sharing means approved by DHR's Regional staff.
 3. **Maps:** A minimum of two maps must accompany your PIF:
 - **Location map:** This map shows the exact location of your property. The map can be created using Google Maps, Google Earth, Bing, or other mapping websites. A copy of a road map also may be used as long as the property's exact location and physical address are shown on the map. DHR's Archivist can assist in providing an acceptable location map with boundaries.
 - **Sketch map:** This map shows the locations of all resources on your property, such as the main building; any secondary resources (often referred to as outbuildings); major landscape features such as a stream, formal gardens, driveways, and parking areas, and the road on which the property fronts. The sketch map can be drawn by hand, or an annotated aerial view, tax parcel map or survey map may be used.

Submitting a PIF

Once you have completed the PIF, submit it to the appropriate Regional office. The Regional staff member will inform you when DHR staff will review your PIF and answer any questions you may have about the evaluation process.

Note: All submitted materials become the property of DHR and will be retained in our permanent Archive. In addition, the materials will be posted on DHR's public website for a period of time during the evaluation process.

*Thank you for taking the time to submit this Preliminary Information Form.
Your interest in Virginia's historic resources is helping to provide better stewardship of our cultural past.*



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DHR No. (to be completed by DHR staff) 053-0415

Purpose of Evaluation

Please use the following space to explain briefly why you are seeking an evaluation of this property.

We seek nomination to the state historic register to document the significance of the property and to qualify for the VA Historic Tax Credit for rehabilitation.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes X No

Are you interested in receiving more information about DHR's easement program? Yes X No

1. General Property Information

Property name: VanDeventer House

Property address: 39901 Highfield Park Lane (formerly 17542 Canby Rd.)

City or Town: Leesburg

Zip code: 20175

Name of the Independent City or County where the property is located:

Loudoun

Category of Property (choose only one of the following):

Building X Site Structure Object

2. Physical Aspects

Acreage: 15

Setting (choose only one of the following):

Urban Suburban Town Village Hamlet Rural X

Briefly describe the property's overall setting, including any notable landscape features:

The property is located approximately two miles west of the town limits of Leesburg and two miles east of the town limits of Hamilton. Both towns have played major roles in the history and development of Loudoun County. The house and outbuildings were recommended potentially eligible under Criterion C in a DHR evaluation completed May 11, 2015. Contributing resources on the property include the main house, frame tenant house, barn, stable, smokehouse, silo and garage, which were all constructed ca. 1910. The resources were recommended potentially eligible based on an initial assessment of the integrity of the structures and their embodiment of characteristics distinctive of early twentieth century architecture in Loudoun County.

3. Architectural Description

Department of Historic Resources

Preliminary Information Form 1
Rev. January 2017

12/14/2020

Architectural Style(s): Colonial Revival (main house);

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: not known

If the builder is known, please list here: _____

Date of construction (can be approximate): ca. 1903

Narrative Description:

In the space below, briefly describe the general characteristics of the entire property, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the architectural style, materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions, remodelings, or other alterations.

Located on the east side of Route 622 southwest of Clarke's Gap and south of Route 7 and Paeonian Springs. To the south is new subdivision; to the north is a wooded area.

The main house is a 2.5 story frame modified double pile frame dwelling with a 3-bay façade, a stone foundation and a 3-bay giant Tuscan order portico with 3 broken pedimented gable dormers with arched windows atop it. The house features a centered entry. Arched attic windows are also found at the house's gable ends. Paired 6/6 double-sash windows, wide sidelights flanking the front door, and vinyl siding (which we wish to remove) covering the original wooden siding complete the façade. The vinyl siding is on the façade and the west elevation only. A plain frieze extends around the house and is in good condition. Other features include three parged interior chimneys and one exterior-end chimney. Three of the chimneys have triangular caps. The one exterior end chimney is located on the east elevation and was added when the porch was converted into a sunroom and has two flues that converge into one at the second story, in between the two brick flues, at the second story, is a small 4 pane window. Along the north elevation is a late twentieth-century addition with a porch. On the south elevation, connected to the porch is a porte cochere supported by 2 Tuscan order columns matching the larger columns on the main portico.

The interior features a wide center hall with flanking parlors and an L shaped stairway that runs along the back (north wall) and rises to all 2.5 stories. The squared newel post is simply designed with inset panels and staircase features simple squared balusters, three to tread. Both parlors feature original mantels with federal revival style detailing and original wood floors. Also accessed through the center hall is a passageway leading to the kitchen area and a back staircase. The second story rooms retain their original federal revival style mantels and original wood flooring as well. Each of the rooms on the second floor are accessed via a long hallway running east to west. The stairway continues to the half story with rooms that were originally likely used as servant's quarters.

The back east parlor has been converted into a kitchen that flows into a sunroom. The area, now a sunroom was originally a porch that was enclosed later in the 20th century.

Briefly describe any outbuildings or secondary resources (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

Northwest of the main house is a tenant house covered in weatherboard with 1-story, a small 1-bay entrance porch with a wooden balustrade framing the entrance, and two interior end chimneys. The roof features a molded cornice, an eyebrow dormer and slight cornice returns.

The one-and-a-half story garage appears to be a barn that was converted to a garage. The garage rests on a random rubble-stone foundation and is clad in board-and-batten siding. Windows include six-light casement windows and six-over-six double hung sash windows.

In addition, there are three additional barn buildings, most likely chicken coups. Other outbuildings include a stone smoke house, a silo all of indiscernible architectural style and the ruin of what was most likely an icehouse.

There is also a pool just east of the primary residence.

The outbuildings are in good condition.

The house and outbuildings documented in this preliminary information form were recommended potentially eligible under Criterion C, "that embody the distinctive characteristics of a type, period, or method of construction." Contributing resources on the property include the main house, frame tenant house, barn, stable, smokehouse, silo, and garage. While a detailed survey was not completed of the property, the resources were recommended potentially eligible based on an initial assessment of the integrity of the structures and their embodiment of characteristics distinctive of early twentieth century architecture in Loudoun County.

4. Property's History and Significance

In the space below, briefly describe the history of the property, such as significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.)

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

The house at 39901 Highfield Park Lane was likely constructed during the early part of the twentieth century. The 1926 post office map of rural delivery routes show a house on Canby Road around the head of Dry Mill Branch, which is most likely the house currently on the property. A 1937 aerial photo of the property shows the house and outbuildings looking much as they do today.

A title search and related documents reveal that the property conveyed:

July 8, 1899 from A.S. Tebbs, Laura J. Gilbert and Wm. J. Gilbert to Dr. Joseph Vandeventer.

Dr. Vandeventer (b. 6 February 1847 and d. 6 May 1924) was a physician and surgeon for Michigamma Mine. He was a native of Virginia, received his literary education in Virginia and pursued his medical studies in VA and MD, ultimately graduating from the University of Maryland in 1869. After graduating, he attended the University of Pennsylvania. He practiced medicine in Virginia, and in April 1873, he moved to Lake Superior and successfully practiced his profession there for the mining companies in the vicinity. He is buried in Union Cemetery, Loudoun County, VA.

December 16, 1935 from Maude McGregor Vandeventer to Dorothy G. Franks

February 27, 1947 from Dorothy G. Owen (formerly Franks) to Kaherine B. Slappey

October 10, 1973 from Eugene Slappey, Alice S. Pierce and Carolyn S. Sullivan to Charles L. Herring and Jane R. Herring – parents of Virginia's current Attorney General, Mark Herring.

May 9, 1978 from the herrings to Robert and Rachael Remuzzi

September 18, 1978 from the Remuzzi's to Douglas G. and Joan J. Corderman

The Vandeventer House is being considered for the NR under Criterion C, Architecture as a fine example of Colonial Revival architecture with original exterior detailing and original interior details reflective of the Federal revival. The POS begins and ends ca. 1903, the date of construction of the main house and the contributing outbuildings.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local _____ Public\State _____ Public\Federal _____

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: James R and Stephanie K Meeks

organization: _____

street & number: 39901 Highfield Park Lane

city or town: Leesburg state: VA zip code: 20175

e-mail: 1stephaniemeeks@gmail.com telephone: (703)980-1905

Legal Owner's Signature:



Date: 11/24/2020

• • *Signature required for processing all applications.* • •

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: _____

Applicant Information (Individual completing form if other than legal owner of property)

name/title: _____

organization: _____

street & number: _____

city or town: _____ state: _____ zip code: _____

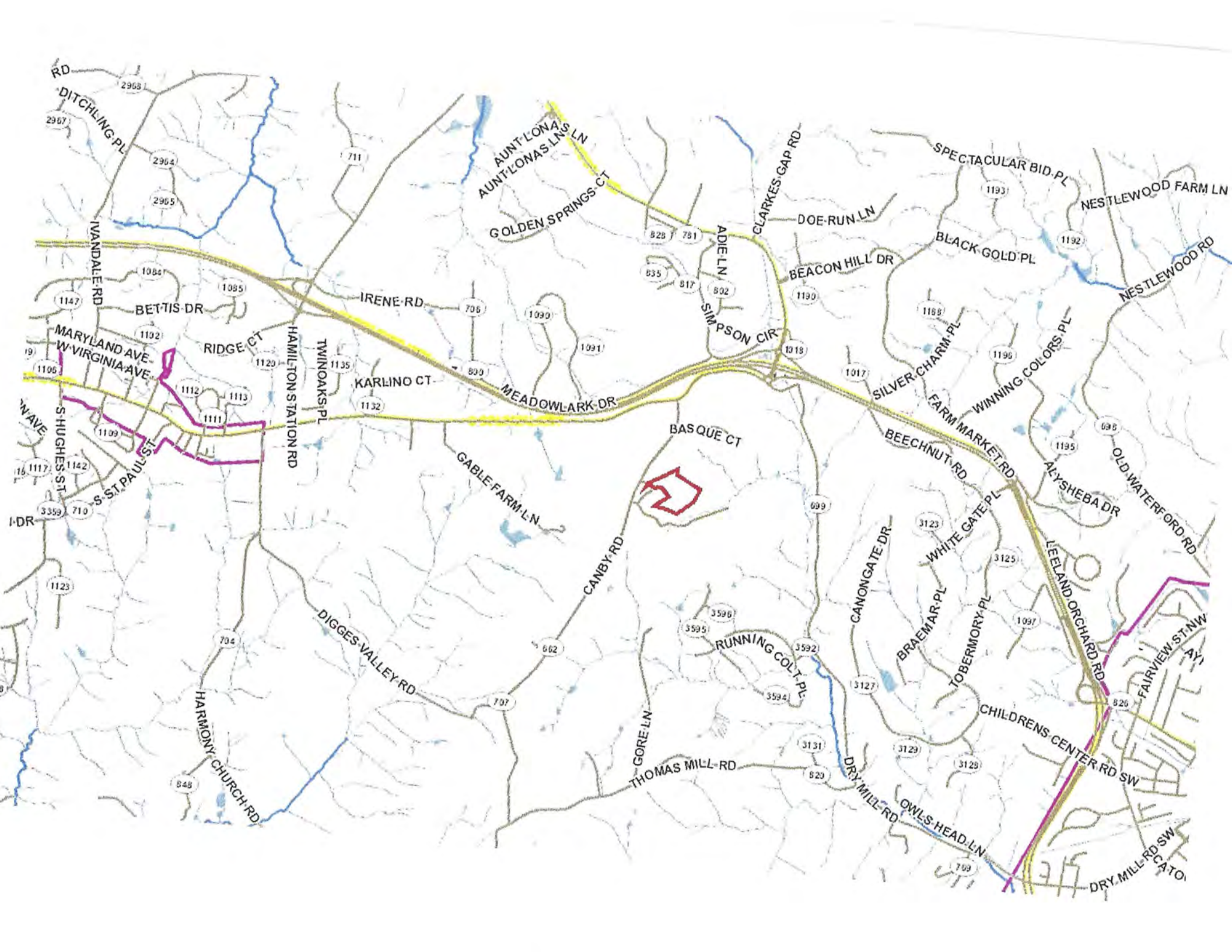
e-mail: _____ telephone: _____

6. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager

name/title: Heidi Siebentritt, Loudoun County Historian

locality: Loudoun County
street & number: PO Box 7000
city or town: Leesburg state: VA zip code: 20175
telephone: (703)777-0246, option 5
email: Heidi.siebentritt@loudoun.gov

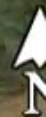
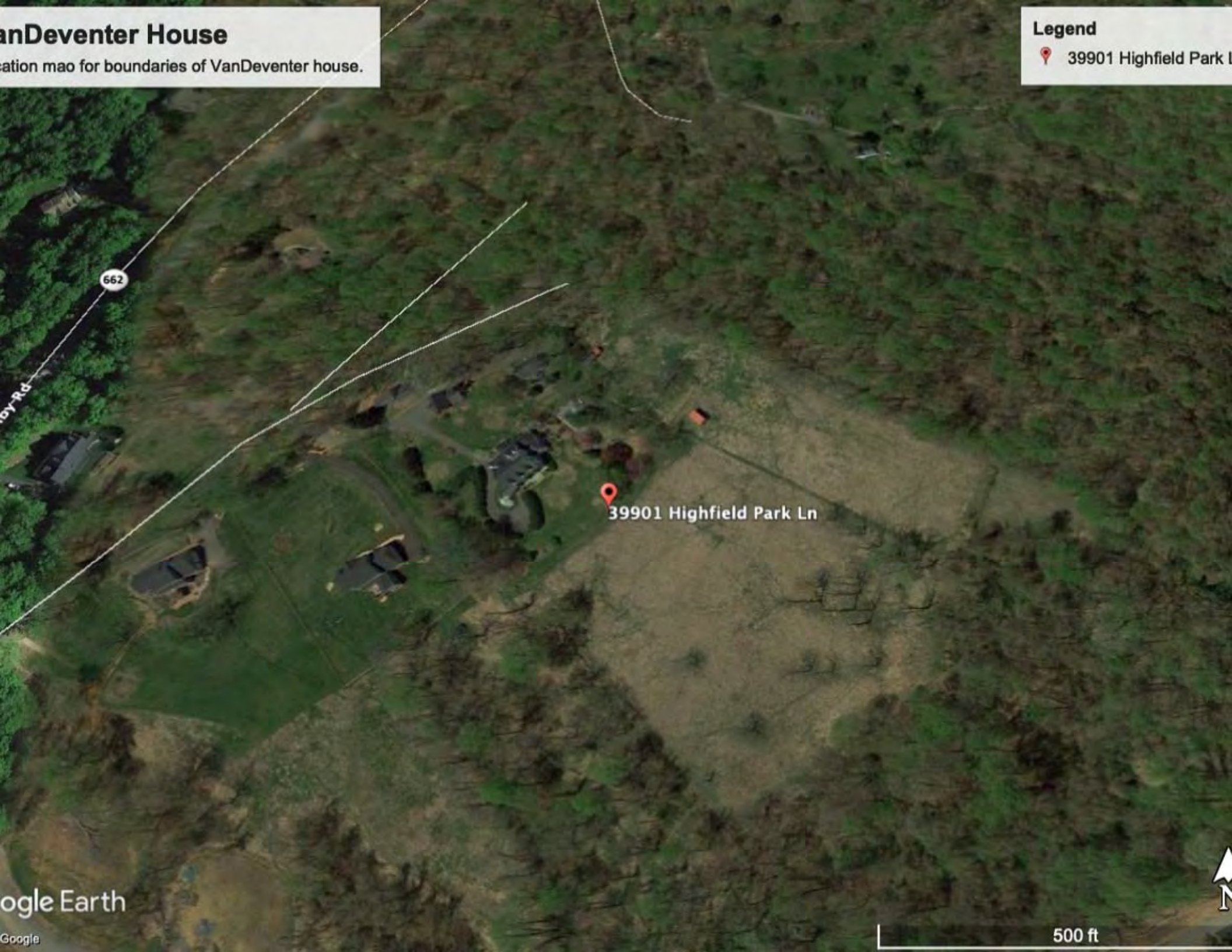


VanDeventer House

Information map for boundaries of VanDeventer house.

Legend

39901 Highfield Park Ln



highfield 2

VanDeventer House



04/01/2019

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Rob & Stephanie Meeks

(*) VAN DEVENTER HOUSE
SOURCE: US POSTAL SVC
RURAL DELIVERY MAP: 1925

